



# City of Annapolis

Department of Planning & Zoning

145 Gorman Street, 3<sup>rd</sup> Fl

Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## Historic Preservation Commission

April 8, 2014

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on April 8, 2014 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30pm.

**Commissioners Present:** **Chair** Kennedy, **Vice Chair** Leahy, Kabriel, Finch, Phillips

**Commissioners Absent:** Zeno, Toews

**Staff Present:** Craig-Historic Preservation Officer

**Chair** Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of land use articles and administered the oath en mass to all persons intending to testify at the hearing.

### C. APPROVAL OF MINUTES

#### January 14, 2014 Meeting Minutes

Mr. Kabriel moved approval of the January 14, 2014 meeting minutes as amended. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 5-0.

### D. ANNOUNCEMENTS

**Chair** Kennedy announced that the Tenner Family Limited Partnership application for 150 South Street has been removed from the agenda due to a family emergency so the application will be heard at a later meeting.

Ms. Craig announced that it is Maryland Archaeology month and noted that the publication lists information as well as the website for archaeology, educational and workshop opportunities throughout the month of April.

Ms. Craig provided an update on 37 Cornhill Street and provided a photograph of the landscaping that was removed. The brick patio, garden bed and edging were removed by hand and the feature was found during a soil probe so was exposed during the removal of the garden bed, however it was reburied and findings were documented and submitted to the Maryland Historical Trust.

Ms. Craig reported that the State's Sustainable Communities Tax Credit passed in the legislative session and the base line is \$25,000 in expenditures so small commercial properties now qualify. The push to have Maryland Historical Trust do more public outreach has been added to the legislation. The passage of this legislation creates more opportunities to rehabilitate properties within the historic district.

Ms. Craig updated the HPC on the hazard mitigation plan stating that there will be a work session with the City Council in April to brief on the status of hazard mitigation efforts. The Department received communication from two national organizations regarding the nationwide report on impacts of climate change and cultural resources to determine how local municipalities are preparing for climate change. There is a grant request into the Department of Natural Resources to solicit additional funding for GIS mapping survey and design guidelines for mitigation. She further reported that the Army Corps of Engineers is interested in assisting with the survey work because they have available funding that needs to be spent on survey of cultural resources in flood plain areas in the State.

Ms. Craig announced that the hazard mitigation project was showcased in the Preservation Maryland Annual Report and accepted as a session at the National Alliance Preservation Commission Forum in Philadelphia. She reminded members to register and submit receipts for reimbursement.

Ms. Craig announced that there is \$100,000 in the Mayor's budget for the Cultural Survey Landscape Report so hopes that it will continue to be funded as the budget process moves forward.

Ms. Craig reported that the Eastport Conservation Landmark Steering Commission is hosting a volunteer training on April 23, 2014 at 5:00pm at the Annapolis Maritime Museum.

#### **E. VIOLATIONS**

Ms. Craig distributed the current location of the news racks in the City. She received communication from a property owner who indicated that the boxes at site 17 on the map are in bad condition as well as filled with garbage. She contacted the owner of the boxes and requested that the boxes be removed. She also received two reports regarding other deteriorated racks that staff is following up on.

Ms. Phillips reported a possible violation of glass on the ground floor windows on property at King George Street. Staff agreed to follow up on this report as well.

#### **F. CONSENT DOCKET**

##### **2 270 King George Street** – William Townsend – Construction of an inclined platform lift on front porch. (Approved as submitted)

**Vice Chair** Leahy moved approval of the application for 270 King George Street on the consent docket. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 5-0.

#### **G. NEW BUSINESS**

##### **1. 15 College Avenue** – Will Adrian – Demolition and reconstruction of rear addition; new rear windows and porch.

Mr. Adrian provided pictures of the existing conditions of the property located at 15 College Avenue. He described the amended application that includes design changes to show that the rear entry door is a true divided light three panel and the basement door will be a one panel. He went over the proposal to change several of the windows to six over six double hung windows.

**Staff:** Ms. Craig restated her written staff report dated April 1, 2014 and recommended approval of the application as amended.

**Public:** Public testimony opened at 8:15pm and no one from the public spoke in favor or opposition of the application so **Chair** Kennedy declared the public testimony closed at 8:16pm.

**Commissioners:** **Chair** Kennedy is persuaded that this is a compliant application. Ms. Phillips is compelled by the SOI #1 standard as it applies to this project and HPC guideline D.1. Ms. Finch believes that the applicant has been very responsive to the requests for information from the HPC.

**Vice Chair** Leahy noted that whereas the application for 15 College Avenue complies with HPC Guidelines B.1, B.6, B.8, B.9, B.10, D.1, D.6, D.10, D.15, D.16, D.28, and SOI #1, moved approval of the amended application as submitted. Ms. Phillips seconded the motion. The motion passed unanimously in a vote of 5-0.

The following Commissioners made a site visit on this application.

Name
Leahy, Finch

**Chair Kennedy** accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
<b>A</b>	HPC Application time date stamped 2/12/14, 4:27pm
<b>B</b>	Staff memorandum dated 4/1/14
<b>C</b>	Supplemental Design Information dated 2/28/14
<b>D</b>	Sample of the Drop/German Siding

**3. 109 Duke of Gloucester Street** – Don Jackson – Installation of 20 new light pole fixtures in parking lot.

Mr. Don Jackson represented St. Mary's Church. Ms. Craig clarified that Mr. Jackson reviewed the lighting components with staff and it was determined that the application should be heard at a public hearing. Since that time she learned that the Carroll House had some questions regarding the two light standards proposed so Mr. Jackson has indicated that the church agreed to remove those two light standards from consideration but ask that the HPC move forward with the remaining application.

**Staff:** Ms. Craig restated her written staff report and recommended approval of the amended application.

**Public:** Public testimony opened at 8:32pm and no one from the public spoke in favor or opposition of the application so **Chair Kennedy** declared the public testimony closed at 8:33pm.

**Commissioners:** The HPC deliberated on this application.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Phillips

**Chair Kennedy** accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
<b>A</b>	HPC Application date stamped 2/27/14
<b>B</b>	Staff Memorandum dated 4/1/14

**Vice Chair Leahy** moved to approve the amended application for the 109 Duke of Gloucester Street subject to the applicant providing a technical assessment of the full optics or the equivalent to staff for review. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 5-0.

**4. 161 Main Street** – Kristen Roodvoets – Painting of mural on front façade of building

There was no applicant present. Staff did not receive notice that the applicant would not be present.

**Staff:** Ms. Craig restated her written staff report dated February 27, 2014 and recommended denial of the application as not compliant with the guidelines.

**Public:** Public testimony opened at 8:44pm and no one from the public spoke in favor or opposition of the application so **Chair Kennedy** declared the public testimony closed at 8:46pm.

**Commissioners:** **Chair Kennedy** noted for historical purposes that this application caused some concerns from the AIPPC who believed that it fell into their jurisdiction for review so this prompted her to receive legal advice from the City Attorney who clarified that the AIPPC only has jurisdiction if the project is funded by the City or lies on City property. This application does not fall in either of these cases so it was not referred to the AIPPC for review. She discussed a similar application from the Big Cheese that wanted a graphic on their awning that the HPC viewed as a sign.

The following Commissioners made a site visit on this application.

Name
Kennedy, Leahy, Finch, Kabriel, Phillips

**Chair** Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application dated 2/27/14
B	Staff Memorandum dated 4/1/14

**Vice Chair** Leahy noted that whereas the application for 161 Main Street does not comply with HPC Guidelines D.8 and D.37, moved to deny the application as submitted. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 5-0.

**H. ADMINISTRATIVE BUSINESS**

**1. 150 South Street** – Tenner Family Limited Partnership/Carl J. Tenner – Reconsideration for Economic Hardship – Retention of non-historic windows. **(POSTPONED)**

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 8:54pm. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 5-0.

**The next meeting is scheduled for April 24, 2014 at 7:30pm at the City Council Chambers.**

Tami Hook, Recorder